

Technical Review Committee Meeting

Minutes of March 19, 2007

Attendance:

Members Present
Scott Shuford
Wayne Hamilton
Richard Grant
Shannon Tuch
Chad Pierce
Mike Brookshire
Kevin Johnson
Mark Case

Members Absent
John Dankle

Staff Present
Abby Moore
Shannon Tuch
Ashleigh Shuford
Nate Pennington
Alan Glines
Julia Cogburn
Kim Hamel
Blake Esselstyn
Jessica Levengood

Chairman Shuford opened the meeting at 1:35 pm by explaining the role of the TRC and discussing the agenda and changes to the agenda. Whitaker Hill would be heard, but still continued to the 4/2 meeting. Richard Grant made a motion (with a second by Kevin Johnson) to continue Crowell Park Apartments until the 4/2 meeting.

Richard Grant made a motion (Mark Case seconded) to approve the minutes.

Agenda Item	
Level II review for the project located at <u>2130 Hendersonville Road</u> . The request is to construct two new commercial buildings and a parking deck. The owner is F.I. Realty, LLC and the contact is John Fisher. The properties are identified in the Buncombe County tax records as PINs 9654.05-09-9141 & 9654.05-18-0828 in addition to an adjacent unopened right-of-way.	
Staff Comments	Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	John Broadbooks was available for questions. George Morrasani responded to TRC comments/questions with regard to the following: <ul style="list-style-type: none"> Road closure in the 1920's. The ROW that went down the road was shifted to the north; will have Glenn Haynes provide a survey. Drawings will also be provided to show visual.
Public Comment	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Richard Grant noted more detail will be needed on the drawings. Scott Shuford mentioned street closure issues.	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added condition that the ROW issues will need to be solved prior to any issuance of permits.	

Agenda Item	
Level II review for the project identified as <u>Riverbend Urban Village - Phase I</u> , located on Bleachery Boulevard. The request is to review site plan changes to the masterplan. The owner is Six Oaks, LLC and the contact is David Day. The project area includes properties identified in the Buncombe County tax records as PIN 9658.19-52-8314.	
Staff Comments	Kim Hamel oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	<p>Mike Connor, representative, responded to TRC comments/questions with regard to the following:</p> <ul style="list-style-type: none"> • Pedestrian zones • Roundabout • Enlargement to show details on plans • Masterplan guidance • Two PIN numbers. Application is one, but property is two • Landscaping • Access for city vehicles to turn around • Label public streets • Bond • ROW to edge of building <p>David Day had questions for TRC:</p> <ul style="list-style-type: none"> • Will the setback and property line at front of building cause code problems (Wayne Hamilton responded it will cause problems in back of the property) • Does an updated plat go back to City Council for review – NO • How to get CO's for Phase I? Kim Hamel responded get Co's for Townhomes update ROW (Phase I), and produce bond for landscape and sections of streets • Building C1 is multi-use and Building C3 is all residential
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
<p>Richard Grant noted the fire access can be used for the garbage trucks.</p> <p>Scott Shuford clarified with the applicant that the building on the eastern side is all residential. Chairman Shuford also clarified that the public streets will be built at the same time, but will need relief for sidewalks where buildings aren't going to be located. Chairman Shuford explained the bond should be taken care of in a timely manner and the fenestration should match on all buildings whether residential or mixed-use.</p> <p>Wayne Hamilton noted there will be building code issues for property with a zero lot line around all buildings.</p> <p>Kim Hamel asked the applicant if the buildings will be platted as condos. Mike Conner responded yes. Ms. Hamel noted a meeting will be set up with staff to discuss ROW issues and cost estimate process.</p> <p>Abby Moore requested a meeting to discuss addressing.</p>	
Commission Action	
The TRC unanimously voted to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Level II review for the project identified as <u>Plasticard Locktech Expansion</u> , located at 537 Sweeten Creek Road. The request is for an expansion of the existing building. The owner is Mark Goldberg and the contact is David Aiton. The property is identified in the Buncombe County tax records as PIN 9657.18-41-1811.	
Staff Comments	Jessica Levengood oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	David Aiton, representative was available for questions. Mr. Aiton mentioned the need to clarify the address.
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Abby Moore will provide clarification on address.	
Commission Action	
The TRC unanimously voted to approve the project with the conditions outlined in the staff report with the added conditions (1) life safety extension plan be submitted to Fire Department (2) resolve address conflicts.	

Agenda Item	
Level II review for the project identified as <u>Asheville Mini Storage</u> , located at 990 Sand Hill Road. The request is for the construction of an additional storage building. The owner and contact is Carl Travis. The properties are identified in the Buncombe County tax records as PINs 9617.20-82-9209 & 9493. CONTINUED FROM 3/5/06	
Staff Comments	Blake Esselstyn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Carl Travis, owner, was available for questions, but had no comments.
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
No discussion	
Commission Action	
The TRC unanimously voted to approve the project with the conditions outlined in the staff report.	

Agenda Item	
Level III site plan for the project identified as <u>Biltmore Lake, Blocks D2-E</u> , located on Enka Lake Road. The development will include 103 residential units. The owner is Biltmore Lake, LLC and the contact is Will Buie. The properties are identified in the Buncombe County tax records as PINs 9616.01-19-5972 & 9616.01-18-6804.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or	Will Buie, representative, responded to TRC comments regarding the following:

Applicant Representative(s)	<ul style="list-style-type: none"> • Will work with Nate on acreage • Common are acreage • Street section - going away from roll type curb; would rather do them to full standard curb. Chad Pierce noted the standard is 22' paved travel surface and 24" curb and gutter (gutter can be included in 22' with request) • Alternate driveway curb (previously approved by Cathy Ball and Anthony Butzek) • Street lights • Gates on logging road will not remain
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Wayne Hamilton and Mark Case agreed to meet to discuss the slope on private sidewalks and whether or not they will pose problems.	
Commission Action	
The TRC unanimously voted to approved the project with the conditions outlined in the staff report with the added conditions (1) alternative curb design and driveway turnout detail to be reviewed and approved by Ken Putnam, City Traffic Engineer (2) provide light pole dimensions, light spacing plan for review and approval by Richard Grant, Assistant Public Works Director (3) arrange a meeting with Building Safety and Planning to discuss private sidewalks and associated accessibility issues.	

Agenda Item	
Consideration of the Conditional Zoning request for the project identified as <u>Grimes and Teich Parking Lot</u> , located on Wynne Street. The conditional zoning request seeks the rezoning from RS8 (Residential Single-Family, Low Density) district to CBD CZ (Central Business District Conditional Zoning) for an additional parking area for the existing business. The owner is Henry Teich and the contact is Michael Figura. The property is identified in the Buncombe County tax records as PIN 9649.19-71.2583.	
Staff Comments	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Michael Figura, representative was available for questions and had one request for Ken Putnam: applicant requests that aisle width be less narrow than 24' due to retaining wall and impervious surface increases with 24' aisle width.
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
Ms. Cogburn noted the retaining wall is 4'-5' in height.	
Commission Action	
The TRC unanimously voted to approved the project with the conditions outlined in the staff	

Agenda Item	
Final review of Conditional Use Permit review for the project identified as <u>Davenport Subdivision</u> located on Davenport Road. The request is for a subdivision of 16 lots, with a development standard bonus. The owner is Green Development and the contact is David Tuch. The properties are identified in the Buncombe County Tax records as PINs 9628.20-92-6283 and 9628.20-92-8416.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or	David Tuch, representative, was available for questions.

Applicant Representative(s)	
Public Comments	
Speaker Name	Issue(s)
No public comment	
Commission Comments/Discussion	
Chad Pierce and Mr. Tuch discussed location and detail of truncated domes. Mark Case and Mr. Tuch discussed sidewalk connections for residents.	
Commission Action	
The TRC unanimously voted to approve the project with the conditions outlined in the staff report.	